



# COLLIN COUNTY

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## MEMO

**Date:** March 29, 2012  
**To:** Commissioners' Court  
**From:** Tracy Homfeld, PE, CFM; Collin County Engineering Department  
**Subject:** Request Preliminary Plat Approval for The Oaks of Farmersville Subdivision

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JDI Investments, L.P., owner of the Oaks of Farmersville Subdivision, requests Commissioners Court consider approval of the Preliminary Plat for The Oaks of Farmersville. The preliminary plat has been submitted for concept approval before the owner proceeds with the final plat. The subdivision is not in any cities' ETJ. The Preliminary Plat for this development was originally approved on March 23, 2009, court Order #2009-223-03-23 but has expired. The owner is re-submitting for approval.

### **LOCATION AND SIZE**

The subdivision is located at the extension of CR 1024, north and east of Farmersville. See location map attached. The subdivision consists of fifty-three (53) residential lots which sizes range from 1.2 acres to 3.46 acres. All the lots do not front the county road; therefore road construction is required. The 100-year flood plain does encroach upon the subdivision and is shown on the preliminary plat.

### **ROADS AND UTILITIES**

The Preliminary Plat currently shows an access easement off CR 1024. As a condition of Final Plat approval, we will require that the owner have fee simple ownership of the property that will extend CR 1024 such that it will meet the Collin County Subdivision regulations for a 50' Right of Way dedication. Preliminarily, On Site Sewage Facilities systems are suitable for The Oaks of Farmersville.

### **ACTION**

We recommend Commissioners' Court approve The Oaks of Farmersville - Preliminary Plat.

xc: Ruben E. Delgado, P.E.  
Misty Brown